



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
JUNE 22, 2023 , AT 5:30 P. M.
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on June 22, 2023, at 5:30 p.m., at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Fiscal Year 2024 Budget Workshop #2: Capital Improvement Plan and Tax Rate

3. PUBLIC INPUT

A. This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. CONSENT ITEMS

Any Council member may request an item on the Consent Agenda to be taken up for individual consideration

A. Consider approval of the Town Council Meeting Minutes for June 8, 2023

B. Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 23-01 and authorizing the Town Manager to execute an agreement/contract with DN Tanks for construction of Ground Storage Tank and Facility Improvements, in an amount not to exceed \$1,930,039

C. Consider a Resolution of the Town of Northlake, Texas, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

5. ACTION ITEMS

- A. Consider an ordinance of the Town of Northlake, Texas, providing for the annexation of approximately 806.645 acres of land situated in the H. Henderson Survey, Abstract No. 25; the G. Cardinas Survey, Abstract No. 215; the M.E.P. & P.R.R. Co. Survey, Abstract No. 910; the Mary Polk Survey, Abstract No. 993; and the H.W. Cook Survey, Abstract No. 310, generally located north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W contiguous to the current town limits of Northlake, Texas, in the Town's exclusive extraterritorial jurisdiction (ETJ). Petrus Investment, LP; Eagle Income Properties, LP; and AIL Investment, LP, are the owners/applicants. Case # ANX-23-002
 - i. Public hearing
 - ii. Consider approval
- B. Consider an ordinance to establish zoning of I-PD -- Industrial Planned Development on approximately 806.645 acres of land to be annexed north of Dale Earnhardt Way and Victory Circle between FM 156 and IH 35W, and a zoning change from RR -- Rural Residential to I-PD -- Industrial Planned Development for an approximately 77.304-acre tract of land generally located north and east of Harmonson Road approximately 2,500 feet east of FM 156. Petrus Investment LP, Eagle Income Properties LP, and AIL Investment LP are the owners. AIL Investment LP is the applicant/developer. Case # PD-23-001
 - i. Public hearing
 - ii. Consider approval
- C. Consider an ordinance approving a zoning change from AG - Agricultural to RE - Rural Estate for approximately 101.7 acres of land known as Creek Meadows West and located on the west side of Faught Road between Faith lane and Evelyn Lane. CM West LLC is the owner/applicant. Case # Z-23-001
 - i. Public hearing
 - ii. Consider approval
- D. Consider an ordinance approving a zoning change from AG - Agricultural to NC - Neighborhood Commercial for approximately 6.533 acres of land to be platted as Northlake Land Development Addition and located on the north side of FM 407 approximately 1,200 feet west of Thompson Road. Northlake Land Development Partners, LLC and Northlake MOB Development Partners are the owners. Castle Development Group is the applicant/developer. Case # Z-23-002
 - i. Public hearing
 - ii. Consider approval
- E. Consider a resolution of the Town of Northlake, Texas, granting the consent of creation of Denton County Emergency Services District No. 2, and providing an effective date
- F. Consider a resolution of the Town of Northlake, Texas, accepting the notice of termination of police services submitted to the Town on June 6th, 2023 by Belmont Fresh Water Supply District #1, and authorizing the Town Manager to terminate the provision of police services to Belmont Fresh Water Supply District #1, effective September 4th, 2023
- G. Consider a resolution of the Town of Northlake, Texas, directing publication of notice of intention to issues certificates of obligation

6. **EXECUTIVE SESSION**

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. Section 551.071 - Consultation with Attorney

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential development agreement and annexation of the DFW Northlake Business Park LLC tract on approximately 67.7-acre tract of land generally located north of FM 407 and 1,200 feet east of Faught Road in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of the Northlake 156 and 114 LP on approximately 156.8 acres of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential development agreement and annexation of the Neely tract on approximately 25.2 acres of land generally located at the southwest corner of FM 156 and Sam Reynolds Road.
- iv. Potential development agreement and annexation of the Fast Track Development property on approximately 38.1-acre, 20.0-acre, and 2.8-acre tracts of land generally located south of McPherson Drive and east of Harmonson Road in the extraterritorial jurisdiction of the Town.
- v. Potential development agreement and lease agreement with tenant of proposed sports venue.
- vi. Potential mediation between parties related to complaint filed with Public Utility Commission Docket No. 54243.
- vii. Potential annexation of property located in the Town's ETJ currently included in the Belmont Freshwater Supply District No. 1.
- viii. Lease terms of Catherine Branch Wastewater Treatment Plant regarding financial responsibility of offsite improvements.
- ix. Discuss submission of motion to intervene in application of Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- x. Potential development agreement and annexation of the IMA Development Group LLC and NASKAM LLC tracts on approximately 8.51 acres of land generally located north of FM 407 and 300 feet west of Thompson Road in the extraterritorial jurisdiction of the Town.
- xi. Discuss request for Town approval of incentive agreement(s) assignment from Farmer Brothers to Treehouse Foods.

B. Section 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- i. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 75.7 acres at northeast corner of FM 407 and Faught Road.
- ii. Regarding purchase, exchange, lease of value of real property to be acquired as right-of-way out of the following parent tract of 41.0 acres at southwest corner of SH 114 and Cleveland-Gibbs Road.
- iii. Regarding purchase, exchange, lease of value of real property to be acquired as easement out of the following parent tract of 158.6 acres at southeast corner of Old Cleveland-Gibbs Road and Sam Lee Lane.

C. Section 551.087 - Economic Development Negotiations

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Project Adventure
- ii. Discuss request for Town approval of incentive agreement(s) assignment from Farmer Brothers to Treehouse Foods.

7. RECONVENE INTO OPEN SESSION

- A. The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

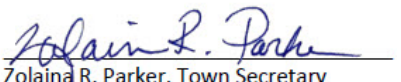
8. ADJOURN

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on June 16, 2023, by 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.